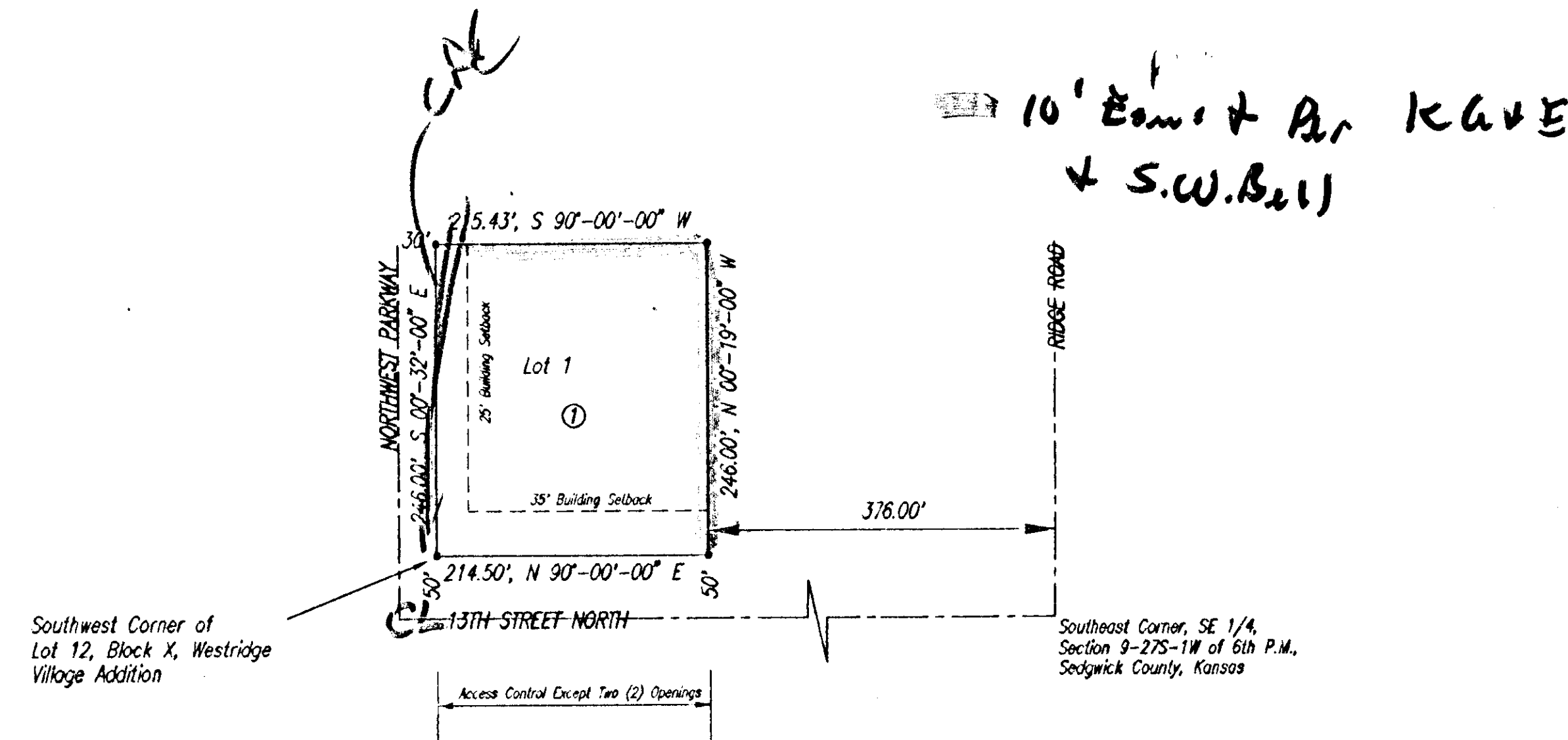
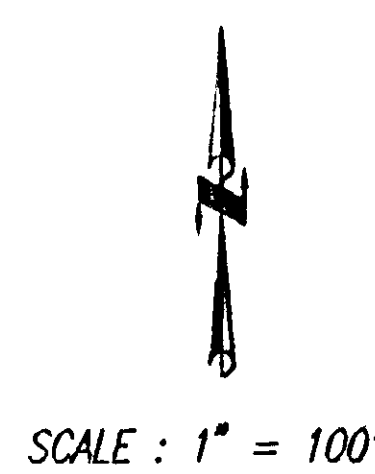




OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/3/97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-4-97

FINAL PLAT
BROCK THIRD ADDITION
TO
WICHITA
SEDGWICK COUNTY, KANSAS

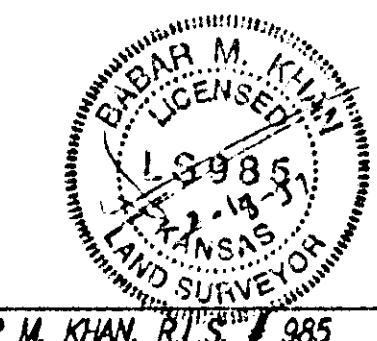
STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and platted "Brock Third Addition" to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

The South 246 feet of Lot 12, Block X, Westridge Village Addition to Wichita, Sedgwick County, Kansas, Except the East 80 feet thereof.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.

This survey was completed in February, 1997.



BABAR M. KHAN, R.L.S. 15985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, and streets, the same to be known as "Brock Third Addition to Wichita, Sedgwick County, Kansas." Easements as indicated for the construction and maintenance of public utilities are hereby granted. There will be access control over and across the South line of Lot 1, Block 1, to and from 13th Street North, Except for two openings.

James Alford

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this _____ day of _____, 1997, BY _____

_____, Notary Public

My Commission Expires: _____

This Plat of "Brock Third Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 1997.

_____, Chairman

_____, Secretary

This plat has been approved by the City Council of City of Wichita, Kansas, This _____ day of _____, 1997.

_____, Mayor

_____, City Clerk

Entered on transfer record on this _____ day of _____, 1997.

_____, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1997.

_____, Register of Deeds

_____, Deputy

PROGRESS
PRINT

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4300

Babar M. Khan, P.E., L.S.
Municipal Engineers, P.A.
254 S. Laura, Suite 201
Wichita, KS 67211

April 14, 1997

FILE COPY

Re: S/D 97-22 - BROCK 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 4, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825; 808-396-4470
Floyd Gruver, 1453 N.W. Parkway, Wichita, KS 67212-1542
Mike Lindebak, City Engineer, Public Works Department (1-71)



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

April 4, 1997

Babar M. Khan, P.E., L.S.
Municipal Engineers, P.A.
254 S. Laura, Suite 201
Wichita, KS 67211

Re: S/D 97-22 - BROCK 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a cross lot access agreement for the benefit of the Brock Second Addition, which allows that property to have access to and from 13th Street North by way of any allowed openings provided in the Brock Third Addition.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements (private storm sewer) may be done at the time of site development.
- C. On the final plat tracing, complete access control shall be indicated to Northwest Parkway on the face of the plat. The plat's text shall also be amended to note this dedication, but also shall be revised to use the standard terminology for the dedication of access controls to the City and the approval of opening locations (13th Street) by the City Engineer.
- D. On the final plat tracing, the owner's signature and title (if any) shall be printed below the plat's signature line. If this ownership is different than now being shown by the platting binder, an updated binder shall also be provided with the final plat tracing.
- E. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Michael D. Hurtt.
- F. If the dot symbols at the corner of this plat (lot) involve irons found, set, etc. this should be noted in a legend located below the north arrow.

April 4, 1997

Page 2

- G. On the final plat tracing, the center line of 13th Street North shall be labelled "CL".
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:ifb

Enclosure: Marked Copy of plat

cc: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825; 808-396-4470
Floyd Gruver, 1453 N.W. Parkway, Wichita, KS 67212-1542
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

April 10, 1997

STAFF REPORT
(Final Plat, Approved 4/3/97)

CASE NUMBER: S/D 97-22 - BROCK 3RD ADDITION

OWNER/APPLICANT: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825
Phone: 808-396-4470

SURVEYOR/ENGINEER: Babar M. Khan, P.E., L.S., Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211, Phone: 316-262-3842

LOCATION: Northwest corner of 13th Street North, and Ridge Road.

SITE SIZE: 1.21 Acres

NUMBER OF LOTS

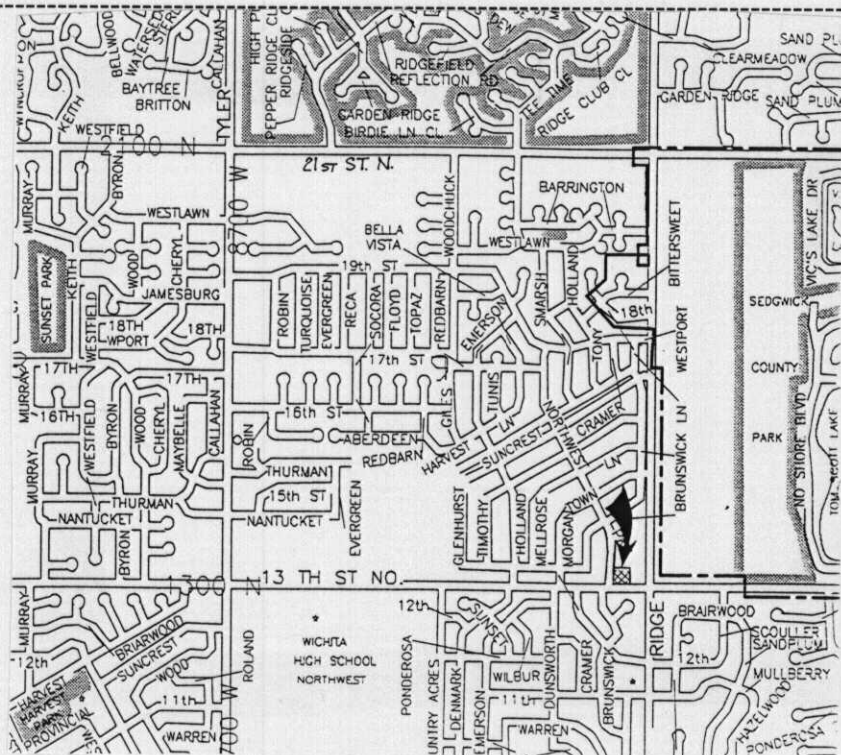
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 100 square feet

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



NOTE: This site, along with a companion plat (Brock Fourth), was originally included in the Brock Second Addition plat. The Second Addition was itself replatting a portion of a previously platted lot. However, the owners of this Third Addition and Fourth Addition portions of the original Brock Second plat decided to withdraw their participation in the platting at that time. Consequently, the final plat of the Brock Second Addition, excluded the two areas now being platted.

This change in the Second Addition, was in a large part, due to the issue of access out to Northwest Parkway. An expansion of an indoor soccer facility was under development and rather than direct some of this facility's traffic out to Northwest Parkway, a residential street, it was being required that the soccer site be provided cross lot access with either or both of the sites now being platted, out to Ridge and/or 13th Street North and, consequently, provide complete access controls out to Northwest Parkway.

Ultimately, the Brock Second Addition, which only included the site of the soccer facility was platted with a "temporary" means of access (driveway) being allowed out to Northwest Parkway. At the time that either of these other sites were platted, it was established as a condition by the MAPC that cross lot access would be required from these sites, (Brock Third and Fourth), and that the opening to Northwest Parkway from the Brock Second Addition would be closed.

STAFF COMMENTS:

- A. The applicant shall submit a cross lot access agreement for the benefit of the Brock Second Addition, which allows that property to have access to and from 13th Street North by way of any allowed openings provided in the Brock Third Addition.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements (private storm sewer) may be done at the time of site development.
- C. On the final plat tracing, complete access control shall be indicated to Northwest Parkway on the face of the plat. The platter's text shall also be amended to note this dedication, but also shall be revised to use the standard terminology for the dedication of access controls to the City and the approval of opening locations (13th Street) by the City Engineer.
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- F. If the dot symbols at the corner of this plat (lot) involve irons found, set, etc. this should be noted in a legend located below the north arrow.
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- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
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